

**Note: The following case(s) is/are included in this ad.**

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<a href="#"><u>04-013</u></a>	<a href="#"><u>RAQUEL LAU</u></a>
<a href="#"><u>04-142</u></a>	<a href="#"><u>WILLIAM MIRANDA PEREZ &amp; RAQUEL D. CAMPS</u></a>
<a href="#"><u>04-176</u></a>	<a href="#"><u>ILIANA T. LOPEZ</u></a>
<a href="#"><u>04-201</u></a>	<a href="#"><u>JOSE MAIRENA</u></a>
<a href="#"><u>04-227</u></a>	<a href="#"><u>90 BIRD VENTURES L. L. C.</u></a>
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<a href="#"><u>04-320</u></a>	<a href="#"><u>JANIEL &amp; SARAHD V. RODRIGUEZ</u></a>
<a href="#"><u>04-373</u></a>	<a href="#"><u>RALDOL HOMES L. L. C.</u></a>

APPLICANT: RAQUEL LAU

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 8.33' and 9.5' from the interior side (south) property line (15' required).
- (3) Applicant is requesting to permit an 18' wide 2-way drive (20' required).
- (4) Applicant is requesting to permit a landscaped buffer varying from 4' to 5' (7' required) along the rights-of-way.
- (5) Applicant is requesting to permit 5 street trees (9 street trees required).
- (6) Applicant is requesting to waive the 5' high decorative wall required where RU-5A abuts a residential zone; to permit a 6' high CBS wall along a portion of the rear (east) and interior side (south) property lines.
- (7) Applicant is requesting to waive the required 5' wide landscape buffer and required 6' high wall or fence along a portion of the property lines abutting dissimilar land uses to the rear (east) and interior side (south) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by AP Studio, consisting of 3 pages and dated 9/23/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1401 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

RU-1 (Single Family Residential)  
RU-5A (Semi-Professional Offices)

APPLICANTS: WILLIAM MIRANDA PEREZ & RAQUEL D. CAMPS

- (1) Applicant is requesting to permit an addition to a duplex setback a minimum of 12.47' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit said duplex with a lot coverage of 36.79% (30% maximum permitted).
- (3) Applicant is requesting to permit a roofed structure setback 1.5' (7.5' required) from the interior side (west) property line.
- (4) Applicant is requesting to permit a shed setback 1.4' (5' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "As Built Addition for William Miranda," as prepared by Roger Chavarria, P. E., consisting of one sheet, dated, signed and sealed 6/7/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 1, GRAND CANAL HOMES, SECTION 1, Plat book 111, Page 31.

LOCATION: 9607 & 9609 S.W. 2 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 05-2-CZ10-3 (04-176)

13-54-39  
Council Area 10  
Comm. Dist. 10

APPLICANT: ILIANA T. LOPEZ

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mailin Day Care," as prepared by Update Consultants, Inc., consisting of three sheets dated stamped received 9/8/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 38, Block 41 of SEVENTH ADDITION TO SOUTHERN ESTATES, SECTION TWO, Plat book 77, Page 54.

LOCATION: 12435 S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.233 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: JOSE MAIRENA

- (1) RU-2 to RU-5A
- (2) Applicant is requesting to waive the zoning regulations requiring section lines to be 80' in width to permit 35' of dedication (40' required) on the east half of S.W. 87<sup>th</sup> Avenue (Galloway Road).
- (3) Applicant is requesting to permit an office building setback a minimum of 13.75' (25' required) from the rear (east), and a minimum of 7.75' (15' required) from the interior side (south) property lines.
- (4) Applicant is requesting to permit a landscape buffer varying from 0' to 2.7' (5' required) between dissimilar land uses along the interior side (north) property line.
- (5) Applicant is requesting to permit a 5' high chain link fence (5' high masonry wall required) along the interior side (north) and the rear (east) property lines.
- (6) Applicant is requesting to permit a fence with a height of 5' (2.5' maximum allowed) within the Safe Distance Triangle along the front (west) property line.
- (7) Applicant is requesting to permit a maximum lawn area of 93.6% (30% maximum permitted).
- (8) Applicant is requesting to 2 street trees (3 street trees required).
- (9) Applicant is requesting to permit 52 shrubs (70 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #9 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Ibis Sanabria & Jose Mairena," as prepared by Filer & Hammond Architects, Inc., consisting of four sheets, dated May 17, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 7, CORAL WAY VILLAGE, Plat book 47, Page 84.

LOCATION: 3611-13 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 139'

RU-2 (Two Family Residential)  
RU-5A (Semi-professional Offices)

APPLICANT: 90 BIRD VENTURES L. L. C.

- (1) RU-1 to RU-2
- (2) Applicant is requesting to permit a shed setback 4' (5' required) from the rear (north) and 5' (7.5' required) from the interior side (west) property lines.
- (3) Applicant is requesting to waive the zoning regulations requiring 50' of dedication for S.W. 42<sup>nd</sup> Street; to waive same to permit 2.5' of dedication (25' required) on the north side of S.W. 42<sup>nd</sup> Street.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A "Boundary Survey," is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey of 4190 S.W. 90 Avenue," as prepared by Hadonne Cop. and dated May 4, 2004.

SUBJECT PROPERTY: The east 120' of the west ½ of the south 165' of the Government Lot 2, less the south 25' and less the east 25' for road right-of-way.

LOCATION: Lying on the Northwest corner of S.W. 42 Street and S.W. 90 Avenue, A/K/A: 4190 S.W. 90 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.31 Acre

RU-1 (Single Family Residential)  
RU-2 (Two Family Residential)

HEARING NO. 05-2-CZ10-6 (04-283)

15-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANTS: YIGANY GARAY AND LUZ MARINA CLARO

AU to RU-1M(a)

SUBJECT PROPERTY: All of that portion of Tract 5-A, lying in Section 15, Township 54 south, Range 39 East, J. G. HEAD'S FARMS, Plat book 46, Page 44, less the east 357.5' thereof, reserving the north 25' thereof for road purposes.

LOCATION: Lying approximately 340' west of S.W. 144 Avenue & S.W. 30 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-2-CZ10-7 (04-320)

19-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: JANIEL & SARAHYD V. RODRIGUEZ

- (1) Applicant is requesting to permit a utility structure setback 3.5' (5' required) from the rear (north) and 3.5' (7.5' required) from the interior side (west) property lines.
- (2) Applicant is requesting to permit a carport setback varying from 3.5' to 7' (7.5' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Plan and Elevations of Utility Room and Carport, Plan of Landscape," as prepared by Boundary Land Surveyors, Inc., consisting of one sheet dated stamped received 8/17/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 21, Block 13, WEST WOOD LAKE, Plat book 57, Page 29.

LOCATION: 11471 S.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-1 (Single Family Residential)



HEARING NO. 05-2-CZ10-8 (04-373)

15-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: RALDOL HOMES L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: That portion of a tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, described as follows: The south 177.5' of the west 357.4' of Tract 6, reserving the south 25' for road purposes.

LOCATION: The Northeast corner of S.W. 147 Avenue & theoretical S.W. 32 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.456± Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)